

LOCATION MAP

3" = 1 MILE

LEGAL DESCRIPTION

SECTION 5, T14S, R14E
PART OF LOTS 1, 2 & 3 BLOCK #37
OF OLSEN ADDITION
BOOK 4 OF MAPS & PLATS
PAGE 88

TAX CODE: 123-01-197A

1131 NORTH TUCSON BLVD.
TUCSON, ARIZONA 85714

DOWNER:
GOLDIE A GROVER LLC
430 EAST LEE STREET
TUCSON, AZ 85705

BUILDING CODE NOTES:

APPLICABLE CODE: 2012 I.R.C.

OCCUPANCY GROUP: R-3 SINGLE FAMILY
CONSTRUCTION TYPE: 5
ALLOWABLE FLOOR AREA: UNLIMITED
ACTUAL FLOOR AREA: 2500 SQ.FT.

PROJECT INFORMATION

NEW SINGLE FAMILY RESIDENCE
LIVABLE AREA = 2500 SQ.FT.
TWO-STORY (9) BEDROOMS

ZONING INFORMATION:

ZONING: R-1
UDC LAND USE: RESIDENTIAL
FLOOR AREA = 2500 SQ.FT.
MIN. LOT SIZE = 7000 SQ.FT.
ACTUAL LOT SIZE: 5965 SQ.FT. PLATTED
UNITS/ACRE = (1) UNIT ALLOWED
LOT COVERAGE MAX: 10% (SF)
MAX HEIGHT: 25'-0"

PARKING REQUIRED SFR:
SINGLE FAMILY = 2 CARS IN SIDE YARD
ALLEY ACCESS PER TRANSPORTATION DEPT.
APPROVAL: SEE ATTACHED SIGNED PLAT

ACTUAL BUILDING HEIGHTS:
TOP OF GABLE RIDGE: 24'-4" ABOVE GRADE
TOP OF GABLE DECK: 11'-0" ABOVE GRADE
ENTRY ROOF DECK: 11'-0" ABOVE GRADE
1-STORY EAVE: 4'-6" ABOVE GRADE
UPPER EAVE: 19'-6" ABOVE GRADE
UPPER DORMER GABLE: 23'-6" ABOVE GRADE
LOWER DORMER GABLE: 15'-4" ABOVE GRADE

SETBACKS: REQ'D
RESIDENTIAL USE IN RESIDENTIAL ZONE
FRONT YARD: M54R = 21' BACK OF CURB OR "H"
SIDE & REAR = 6' OR 2/3 (H)

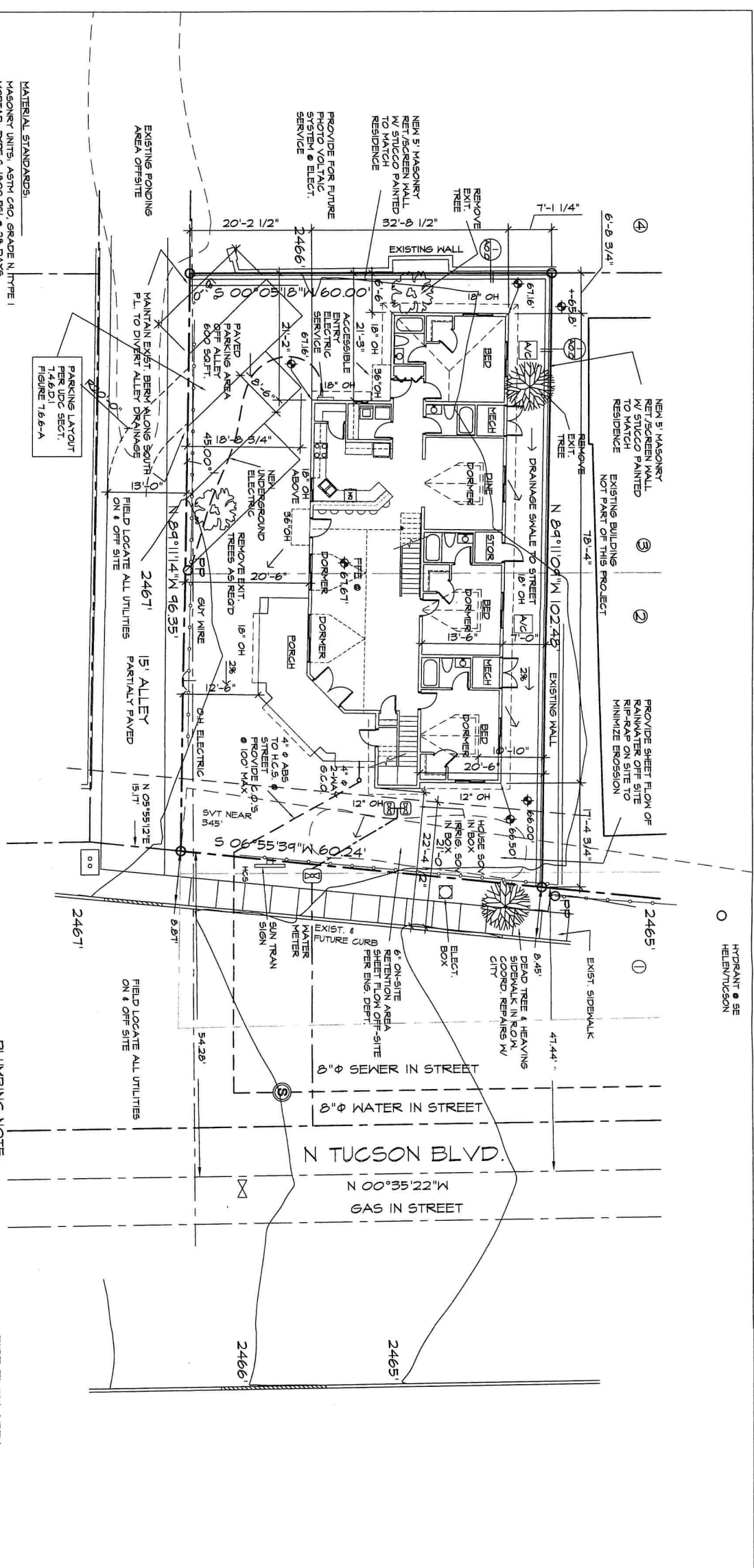
REAR SETBACKS:
EAST FRONT M54R (H) = 21'-1" (STAIR GABLE)
ACTUAL: 22'-4"
SOUTH 2/3 = 11'-0" = 7'-4" (DECK)
ACTUAL: 12'-6"
2/3 = 23'-6" = 15'-8" (DORMERS)
ACTUAL: 20'-6"
NORTH: 2/3 = 9'-6" = 6'-4" (EAVE)
ACTUAL: 7'-0" MIN.
LOWER DORMER: 2/3 = 15'-11" = 10'-8"
WEST: 2/3 = 4'-6" = 6'-4" (EAVE)
UPPER EAVE: 2/3 = 23'-6" = 15'-4"
ACTUAL: 21'-3"

DRAWING INDEX:

A-0.0 SITE PLAN
A-0.1 PLANS & ELEVATIONS

SITE PLAN

SCALE @ 1"=10'-0" NORTH



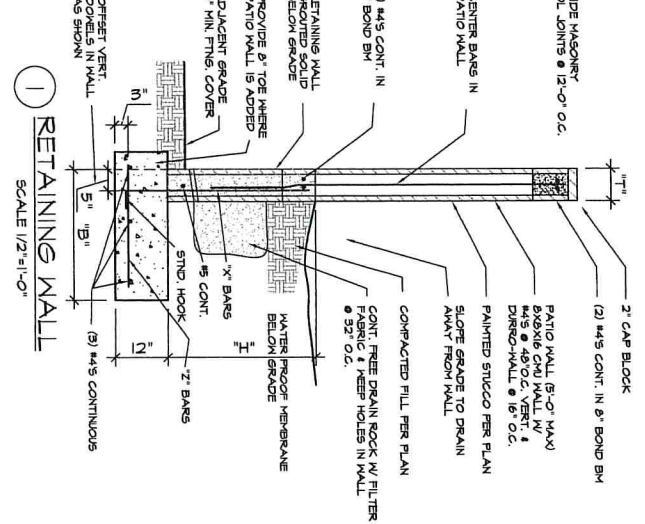
SITE GRADING LEGEND

SITE TOPOGRAPHY
SITE SURVEY
SITE ELEVATION
TOPOGRAPHY AND
MANHOLE HEIGHTS

4X4 1/4" TUBE
SIDEWALK SCUPPER
(NO SHARP EDGES)

INDICATES SITE
DRAINAGE

RETAINING WALL SCHEDULE				
H	T	B	X	Z
2'-0"	8"	1'-8"	#4 @ 32"	#4 @ 32"



- SITE NOTES per 2012 IRC**
- 1) Site verify layout & utilities, notify Architect of any discrepancies.
 - 2) Field verify all site conditions which will be affected by construction.
 - 3) Remove or transplant any vegetation that conflicts with construction at owner discretion.
 - 4) Locate and identify all underground utilities. Notify the Architect and appropriate utility company of any circumstances, which may require rerouting utilities. Cap-off any unused utilities per city & utility standards.
 - 5) Code Standard: 2012 edition of the International Residential Code
- BUILDING PAD NOTES per 2012 IRC:**
- 1) SUB-SURFACE GEOTECHNICAL SOILS REPORT IS RECOMMENDED FOR ALL PROJECTS (OR) PROVIDE SOILS REPORT & TESTING FOR ENGINEERED FILL
 - a) 100% passing 6" sieve.
 - b) 70% - 100% passing 4" sieve.
 - c) 50% - 100% passing #4 sieve.
 - d) 60% maximum passing #200 sieve.
 - e) Maximum soluble sulfates = 0.1%
 - f) Maximum expansion potential of 15%
 - 2) Slope base course shall have 100% passing 1 1/2" sieve, 45% to 90% passing #4 sieve, no more than 12% passing #200 sieve.
 - 3) Compaction to 45% of Proctor Test.
 - 4) Finish grading shall be accomplished in such a manner as to slope finish grade (minimum of 5%) for ten feet min. away from foundations.
 - 5) Drip irrigation shall not be located near foundations.
 - 6) Provide termite protection under slabs, and warranty.

- * VERIFY SITE UTILITIES AND MANHOLE ELEVATIONS PRIOR TO CONSTRUCTION**
- * PROVIDE FOR FUTURE PHOTO VOLTAIC ON SOUTH HIP**
- * FIELD VERIFY SITE UTILITIES & CONDITIONS**
- METHOD OF CONSTRUCTION:**
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE PROPER PRECAUTIONS AND INSURE THE GENERAL PUBLIC AND THE PROTECTION OF PROPERTY.

SITE PLAN DRAWN FROM SURVEY BY:
ARROW LAND SURVEY, INC.
(520) 281-2155
JOB: #11236
DATE: 8/1/2017

BASIS OF LAYOUT:
BUILDING IS PARALLEL TO THE NORTH BOUNDARY

CALL THE NUMBER DOWNSIDE
602-263-1100
1-800-STAKE-IT
(OUTSIDE ARIZONA COUNTY)

REVISIONS	
NO. 1	DATE: 2/14/2018
NO. 2	
NO. 3	
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SINGLE FAMILY RESIDENCE

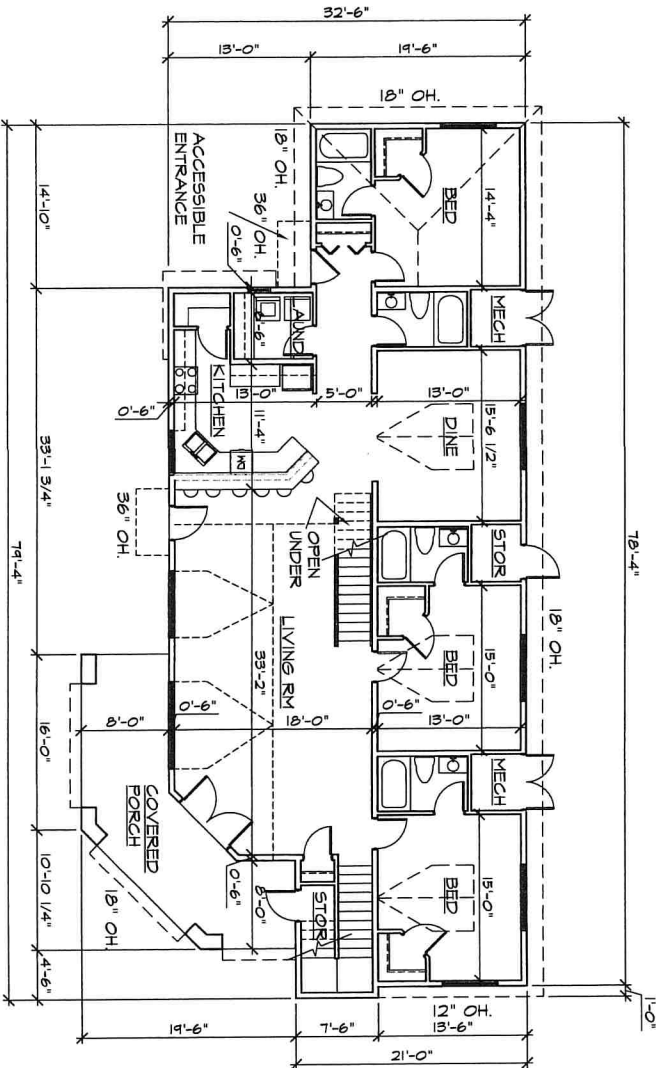
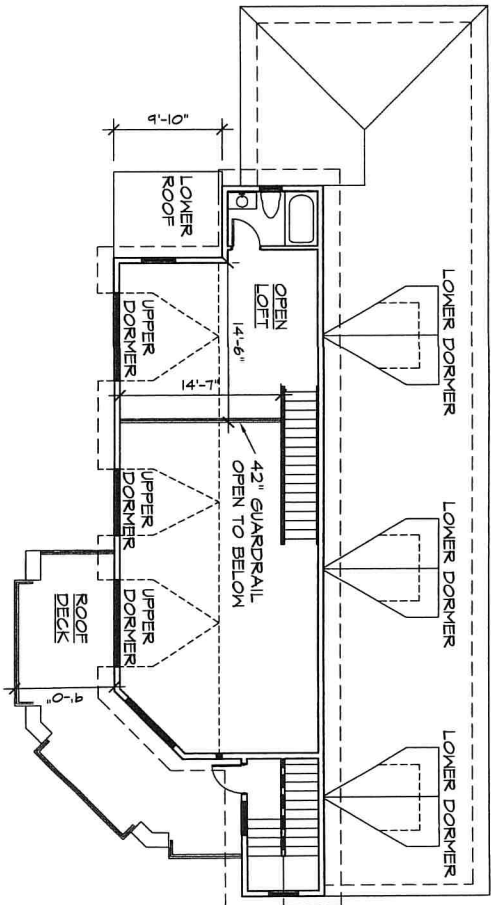
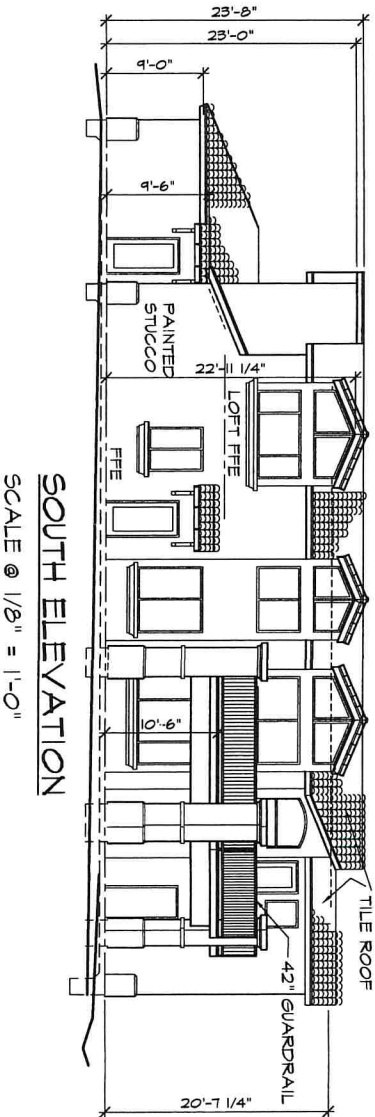
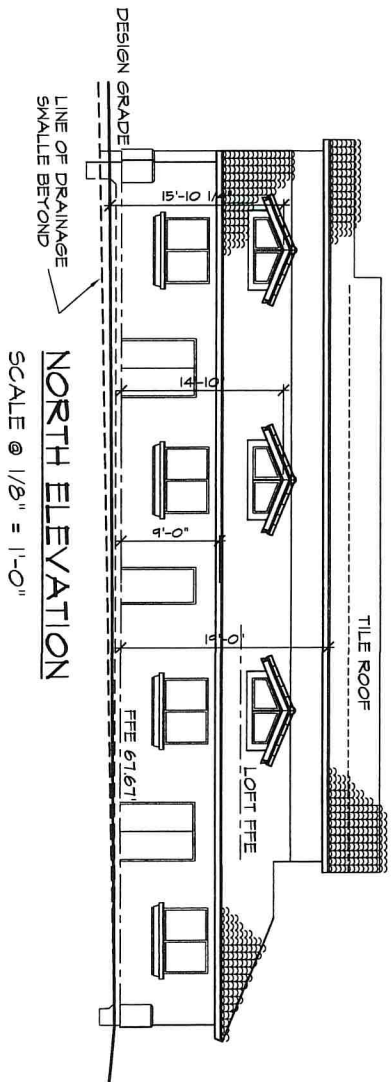
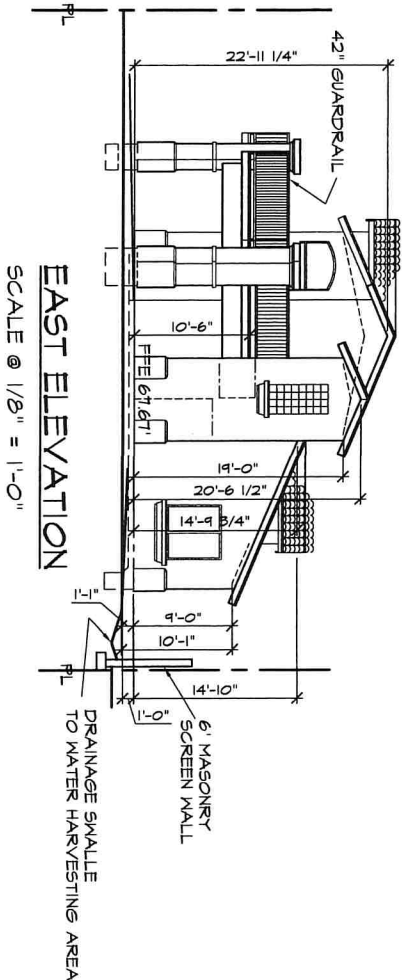
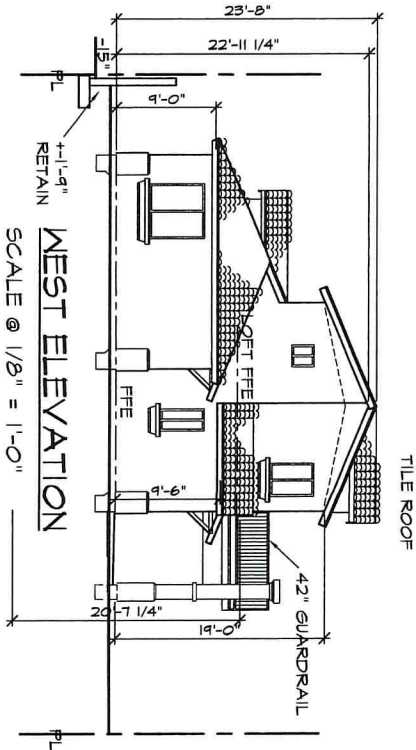
1131 N. TUCSON BLVD. TUCSON, ARIZONA

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SCOTT EMORY ISLES

P.O. BOX 57604
TUCSON, ARIZONA 85732
(520) 320-9190

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FIRST FLOOR
2,132 SQ.FT.
TOTAL LIVING
2,500 SQ.FT.

FLOOR AREA CALCULATIONS:

1ST FLOOR LIV. = 2,132 SQ.FT.
2ND FLOOR LIV. = 368 SQ.FT.
TOTAL LIVABLE = 2,500 SQ.FT.
STORAGE = 26 SQ.FT.
MECHANICAL = 52 SQ.FT.
COVERED PORCH = 248 SQ.FT.
OPEN ROOF DECK = 248 SQ.FT.
TOTAL UNDER ROOF = 2,876 SQ.FT.

FLOOR PLANS
SCALE @ 1/8" = 1'-0"



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REVISIONS		DATE	BY	APP
1		2/14/2018	SCOTT E.	
2				
3				



SINGLE FAMILY RESIDENCE
1131 N. TUCSON BLVD. TUCSON, ARIZONA

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